

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 15 December 2010
Conference B, Audrey P. Beck Building
MINUTES

Members present: Robert Dahn, Neil Facchinetti (Alt.), Quentin Kessel, Scott Lehmann, John Silander. *Members absent:* Joan Buck (Alt.), Peter Drzewiecki, Joan Stevenson, Frank Trainor. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was **called to order** at 7:32p by Chair Quentin Kessel.
2. The draft **minutes of the 17 November meeting** were approved, with the substitution of “in a letter dated 10/28” for “two weeks later” in item 5.
3. **IWA referrals.** Lehmann’s report on the 12/14 IWA Field Trip is attached.

- a. **W1465 (Eric Carlson property, Dunham Pond Rd)** A single family house is proposed for a lot across Dunham Pond Rd and uphill from the pond and its associated wetlands; the lower portions of its driveway and reserve septic field lie within 150 ft of wetlands. The plan shows the driveway running straight down the slope at the north edge of the property, an alignment that could deliver large volumes of water and sediment onto the road and into wetlands beyond during a heavy rain. After some discussion the Commission agreed (motion: Silander, Lehmann; all in favor save Kessel, who abstained in virtue of long acquaintance with the Carlsons) that:

The proposed development appears to have a minimal impact on wetlands, provided appropriate sediment controls are employed during construction and the driveway is realigned with level spreaders to reduce runoff onto the road and into wetlands on the other side.

- b. **W1466 (Peter Rich property, 42 Fern Rd)** Mr. Rich proposes to expand his garage to enclose an existing concrete parking area and to erect a lean-to roof over a concrete tractor pad adjacent to a shed. A small intermittent stream flows against the footings of the parking slab beside the garage; the shed is about 65 ft from it. There was general agreement that the proposed construction would probably have a marginal impact on wetlands, given that foundations were already in place. Nobody knew whether Mr. Rich had obtained a wetland permit for them; those adjacent to the garage appear to be of recent vintage. A **motion** (Kessel, Facchinetti) that no significant negative impact on wetlands was to be expected was adopted (Dahn, Facchinetti, & Lehmann in favor, Kessel and Silander abstaining – the former in virtue of long acquaintance with Mr. Rich, the latter from concern about endorsing work that may have been done without a permit).

4. **Storrs Center project.** At last week’s hearing, concerns were aired about the residential portion of this development turning into student housing. Its developer specializes in dorm construction, and Silander recalled that Celeron Square was initially advertised as housing for non-students. According to Facchinetti, the developer’s representative responded by noting that student housing would be designed differently (suites instead of the 1- or 2-bedroom units planned for Storrs Center) and that management (as well as relatively high rents) would limit the number of students.

5. UConn Water System. Silander wondered how the University proposes to reconcile increased demand for water from the Storrs Center development (and possibly others) with supply that is currently not adequate during drought conditions. Its current plan seems to be to make up the deficit by reclaiming water: facilities for doing so are to be in place before Storrs Center needs significant water. UConn has informed the Ponde Place developers that it will not supply water for this project, either for regular or emergency use. Kessel will try to attend tomorrow's Water and Wastewater Advisory Committee meeting for an update.

6. Briefly noted.

- a. **Proposed revisions to Subdivision regulations.** A hearing will be held in January.
- b. **4 Corners sewer and water.** Various sources of water for this area are under study.
- c. **Agronomy Farm monitoring.** Water samples will be drawn from monitoring wells tomorrow to test for pesticide residues from turf management studies at the farm.

7. Adjourned at 8:25p.

Scott Lehmann, Secretary, 16 December 2010; approved 19 January 2011.

Attachment: Report on 10/14 IWA Field Trip

W1465 (Carlson property, Dunham Pond Rd). A single family home is proposed on a lot across the road and uphill from Dunham Pond & associated wetlands. A portion of the driveway and the reserve septic area would be within 150 ft of these wetlands. As currently drawn, the driveway runs straight down a rather steep slope to the road at the north edge of the lot and could deliver a lot of water and products of erosion to wetlands during an extreme rain event. This could be mitigated by curving the driveway up from farther south on the road – which would also improve the sight-line to the north and make it possible to drive up the east-facing slope to the house in the winter.

W1466 (Rich property, 42 Fern Rd). Mr. Rich would like to extend his garage to enclose a small adjacent parking area and to construct a lean-to against a shed to shelter a tractor pad. Both these sites are within 150 ft of wetlands; indeed, the parking area beside the garage is inches away from a small stream that descends along the driveway and to and across Fern Rd. However, the effect on wetlands is likely to be marginal, since no foundation work is required: both areas are currently surfaced with concrete.

Scott Lehmann, 15 December 2010